



**Premier
Properties**
Perth



3 Almond Place, Perth, PH1 3FA Offers Over £385,000

 4  2  3  C

This stunning family residence features bright and spacious accommodation throughout. The ground floor comprises a welcoming entrance hall, a beautifully styled lounge, a versatile family room, and a contemporary kitchen/dining area complete with integrated appliances and direct access to the rear garden. Additional ground floor highlights include a utility room, a convenient W.C., and a flexible work studio/garage.

Upstairs, you'll find four generously proportioned bedrooms, including a principal bedroom with en-suite facilities. The upper level also benefits from excellent storage options and a well-appointed family bathroom.

Externally, the rear garden is a true highlight—meticulously landscaped and predominantly laid to lawn, with a patio area ideal for outdoor dining and entertaining in the warmer months. Off-street parking is provided via a private driveway, and a charming summer house at the rear offers potential as a home office, studio, or additional living space. Included in the sale is a chipped area of ground to the rear.

Area- Huntingtower offers a compelling blend of history, peaceful countryside living, and proximity to Perth. Whether you're drawn by the ancient stone of Huntingtower Castle or the tranquil charm of rural roads and lodges, this little hamlet is rich in character and quiet appeal.

Perth City Centre is only 5 miles away with a comprehensive range of shops, professional services, bars and restaurants as well as art galleries, a theatre, a concert hall, cinema and Scone Palace which hosts a variety of events each year. Leisure facilities include a swimming pool, ice rink and two sports centres. Perth is often referred to as a gateway to the highlands and for those who enjoy outdoor pursuits, the rivers, hills and lochs of the highlands offer a whole variety of outdoor activities. The dual carriageway can also be found close by which gives links to various destinations & major cities across the country.

- 4 spacious bedrooms
- 2 modern bathrooms
- Close to local schools
- Near public transport links
- Substantial sized plot
- Ideal family home
- Quiet residential area
- Viewing highly recommended
- Home office
- Beautifully landscaped garden grounds



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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